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廣州富力地產股份有限公司
GUANGZHOU R&F PROPERTIES CO., LTD.*

(a joint stock limited company incorporated in the People's Republic of China with limited liability)
(Stock code: 2777)

**GRANT OF WAIVER FROM STRICT COMPLIANCE WITH RULES
13.46(2)(A) AND 13.46(2)(B) OF THE LISTING RULES**

References are made to the announcements of Guangzhou R&F Properties Co., Ltd. (the “**Company**”, together with its subsidiaries, the “**Group**”) dated 31 March 2022, 29 April 2022, 17 May 2022 and 30 June 2022 (the “**Announcements**”) in relation to, among other matters, the delay in publication of the 2021 Audited Annual Results and despatch of the 2021 Annual Report and the application for waiver from strict compliance with Rules 13.46(2)(a) and 13.46(2)(b) of the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited (the “**Listing Rules**”). Unless the context requires otherwise, terms defined or used in the Announcements shall have the same meanings when used herein.

As disclosed in the Company’s announcement dated 30 June 2022, due to the impact of the COVID-19 pandemic which has disrupted the financial reporting and audit processes of the Group and the subsequent change of auditors, the Company does not anticipate being able to publish the 2021 Audited Annual Results, despatch the 2021 Annual Report and lay the annual financial statements of the Company before its shareholders at its annual general meeting according to the timetable set out in the Company’s announcement dated 17 May 2022.

The Company has made a further application to the Stock Exchange for, and the Stock Exchange has granted to the Company, a waiver from strict compliance with (i) Rule 13.46(2)(a) of the Listing Rules on the basis that the Company will despatch the 2021 Annual Report on or before 19 August 2022; and (ii) Rule 13.46(2)(b) of the Listing Rules subject to the Company’s compliance with its articles of association and the laws and regulations in the PRC and on the basis that the Company will hold its annual general meeting on or before 19 September 2022. The waiver applies to this case only and the Stock Exchange may change or withdraw it if the Company’s situation changes.

By Order of the Board
Guangzhou R&F Properties Co., Ltd.
Li Sze Lim
Chairman

4 July 2022, Hong Kong

As at the date of this announcement, the executive directors of the Company are Dr. Li Sze Lim, Mr. Zhang Li, Mr. Zhang Hui and Mr. Xiang Lijun; the non-executive directors are Ms. Zhang Lin and Ms. Li Helen; and the independent non-executive directors are Mr. Zheng Ercheng, Mr. Ng Yau Wah, Daniel and Mr. Wong Chun Bong.

** For identification purpose only*